NEW OWNER :
Martha R. Morris and Deniece Morris Stonebraker
410 Theresa Avenue
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Martha R. Morris and Deniece Morris Stonebraker
410 Theresa Avenue
Nashville, Tennessee 37205

Karen Johnson Davidson County
Batch# 692719 **DEEDQC**
08/09/2021 09:00:50 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210809-0106641

Map/Parcel 104 01 0 337.00 and
Map/Parcel 104 01 0 339.00

THIS INSTRUMENT PREPARED BY:
Shawn J. McBrien, Attorney At Law
1050 Hamilton Station Blvd, Ste 200
Lebanon, TN 37087

This transfer is exempt from real estate transfer tax pursuant to T.C.A. § 67-4-409(a)(3)(D)

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND SHAWN MCBRIEN, ATTORNEY, SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Martha R. Morris, for and in consideration of the sum of Zero ($0.00) Dollars, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, has bargained and sold and hereby conveys, remises, releases and forever quitclaims unto Martha R. Morris and Deniece Morris Stonebraker, their heirs and assigns, all right, title and interest, as joint tenants with rights of survivorship, in and to certain tracts of land described as follows, to-wit:

TRACT 1
Being Lots 81, 82, 83 and 84, with frontage on Theresa Avenue in the West End Park Terrace Plan in the City of Nashville, Tennessee, as recorded in Book 547, Page 36, in the Register's Office, Davidson County, Tennessee, and being a part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by L. R.

Ramsey, et us, by deed dated May 23, 1945, recorded in Deed Book 1255, Page 691, and acquired by the Grantor herein through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway on August 30, 1957, the Agreement of Merger being recorded in Book 2720, Page 201 dated August 8, 1960, recorded in Book 3179, Page 219, all in the Register's Office, Davidson County, Tennessee.

This property was conveyed to Martha R. Morris by Deed from Louisville and Nashville Railroad Company dated January 27, 1978, recorded in Book 5252, Page 195, in the Register's Office, Davidson County, Tennessee.

TRACT 2
Being Lot Nos. 79 and 80 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office of Davidson County, Tennessee.

Said lots adjoin and front together 50 feet on the north side of Theresa Avenue and run back between lines 125 feet to a dead line in the rear on which they measure 45 feet.

This property conveyed to Martha R. Morris by Quitclaim Deed from Buddy Morris, Jr., dated August 3, 1971, recorded in Book 4571, Page 871, Register's Office of Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS our hands this 29th day of July, 2021.

Martha R. Morris
MARTHA R. MORRIS

AFFIDAVIT OF NOTARY PUBLIC

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **Martha R. Morris**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 29th day of July, 2021.

Martha S. Whitman
NOTARY PUBLIC
My Commission expires: 2/28/2023

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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ACTUAL CONSIDERATION FOR THIS TRANSFER IS ZERO DOLLARS ($0.00)

Martha R. Morris
AFFIANT

AFFIDAVIT OF NOTARY PUBLIC

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named AFFIANT, with whom I am personally acquainted and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 29th day of July, 2021.

Martha S. Whitman
NOTARY PUBLIC
My commission expires: 2/20/2023

MARTHA S. WHITMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY